



517 28 Avenue Calgary Alberta

\$2,538,880

Brought to you by the award winning Architectural design-build firm Mercedes & Singh, this CUSTOM-BUILT residence blends urban elegance with thoughtful craftsmanship, offering OVER 4500 SQ.FT. of sophisticated living space in Calgary's premier inner-city. Step inside to a STRIKING ENTRYWAY that sets the tone for the home's BESPOKE finishes and ARCHITECTURAL details. The sun-drenched main floor features FLOOR-TO-CEILING WINDOWS with seamless flow to the LARGE PRIVATE REAR DECK & yard. A CHEF'S KITCHEN with custom cabinetry, JENNAIR appliances, an oversized REAL MARBLE island, and a BUTLER'S PANTRY makes entertaining effortless. The main level also includes a formal dining room, side entry mudroom, a versatile office/flex room, and a tasteful powder room. Plus, the home is ELEVATOR-ready for future convenience. The second level offers FOUR BEDROOMS, including two luxurious primary suites--each with SPA-LIKE ensuite and WALK-IN closets, with one featuring its own PRIVATE BALCONY. Two additional bedrooms share a well-appointed full bathroom, and a dedicated second-floor laundry room ensures convenience. ELEVATOR access serves all levels for easy mobility. The fully developed lower level includes a LEGAL SUITE complete with a kitchen, expansive recreation room, TWO LARGE BEDROOMS with WALK-IN closets, a full bathroom, ample storage, and a SECOND LAUNDRY room--perfect for guests or multi-generational living. Outside, the BESPOKE ALUMINUM FACADE creates a bold architectural statement, complemented by a detached TRIPLE GARAGE with EV CHARGER and a spacious rear deck. CUSTOM FABRICATED LIGHTING throughout the home and EXPOSED STEEL BEAMS enhance its modern aesthetic. Located on a TREE LINED STREET steps from CONFEDERATION PARK in desirable Mount Pleasant, with easy access to SAIT, U of C, Children's & Foothills Hospitals, public transit, major roadways, and top amenities. This i...

Kitchen 14.25 M x 5.92 M
Living room 21.67 M x 12.92 M
Bedroom 15.33 M x 13.33 M
Bedroom 15.58 M x 12.58 M
4pc Bathroom 10.17 M x 7.50 M

Office 10.75 M x 8.42 M
Pantry 9.17 M x 8.92 M
Other 8.50 M x 6.92 M
2pc Bathroom 6.83 M x 5.50 M
Primary Bedroom 17.92 M x 10.25 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Laundry room	5.83 M x 5.17 M	5pc Bathroom	11.92 M x 8.67 M
Furnace	11.33 M x 11.33 M	Other	10.83 M x 4.33 M
Kitchen	14.92 M x 14.92 M	Bedroom	16.08 M x 11.42 M
Dining room	16.08 M x 11.33 M	4pc Bathroom	10.92 M x 8.50 M
Living room	21.17 M x 15.50 M		